

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** September 10, 2015

**Meeting #213**

**Project:** Kennedy Krieger Institute – Harry and Jeanette Weinberg  
Autism + Rehabilitation Center

**Phase:** Schematic

**Location:** 801 N Broadway

---

**PRESENTATION:**

Chuck Goodman, Architect from CR Goodman Associates presented early schematic design studies for a 7-story, 101,150 sq. ft. outpatient medical building based on a revised scope and functional program. The proposed building is located on the corner of Ashland and Rutland Avenues and occupies a near square footprint at approx. 13 ft distance from the existing KKI Parking Garage.

The main building entry faces the west and is accessed via the Taxi Zone and drop-off area internal to the block. The proposed Lobby and elevators bank are located in the southwest part of the first floor, away from the street, and adjacent to the existing garage. Directly above, a 2-nd floor bridge connects to the existing parking garage and KKI Outpatient Center via a designated walkway. The Development team highlighted the importance of accessing the building from the internal court rather than the street for security reasons.

The overall building massing suggest keeping similar height to the main body of DHMH Public Health building across Ashland Avenue with a slightly taller and more articulated volume with signage adjacent to the garage and facing the internal court and Broadway Ave to the east. The proposed material palette includes architectural precast veneer at the base of the building, modular brick veneer for the overall mass, curtainwall at main entry and corner facing upcoming EBDI Eager Park, punched openings above the second floor, and glass canopy at drop-off area.

Landscape Architect Steve Kelly of Mahan Rykiel presented landscape design strategies for site circulation and building access that include a main access driveway from Ashland Avenue that leads to the proposed Taxi Zone and building drop-off area as well as the existing garage entry and Outpatient Center drop-off. A curved site wall that compliments the geometry of the existing Healing Garden on site defines the north edge of the Taxi Zone in addition to a curbed storm water facility. The landscape design also proposes shade trees in the Taxi Zone area and street trees on Ashland and Rutland Avenues per streetscape standards.

**Comments from the Panel:**

The Panel was generally complimentary of the quality and level of development of the early schematic design presentation and discussed the following areas for further study:

1. **Building Entry** – while the need to access the building internally to the site is understood, locating the entry so it's more visible and recognizable from the street is equally important. The Panel suggested that the design team studies organizing the main entry drop-off and lobby in the volume closer to the street rather than the existing garage with the glass canopy engaging the

lobby of the building. Identifying the entrance sequence in the landscape along Ashland should also be re-investigated.

2. **Building articulation** – the panel was concerned about the punched openings relating closer to the openings of the existing garage rather than the surrounding institutional buildings and suggested that the designers explore a two-story skin articulation similar to the first two floors in order to express greater verticality. The panel also found the curtainwall corner at Rutland and Ashland too heroic and not in line with the building organizational logic and recommended that it follows the rhythm of the two adjoining façades.
3. **Building Massing and Site** – the panel suggested that the overall massing articulation strategy needs to be revisited for a more deliberate approach to the urban nature of the campus with the proper articulation and simplicity relative to the surrounding urban environment. It was also recommended that the site underplays the institutional character of the project in favor of its healing intent. The panel requested that special attention is paid to all the urban edges at the pedestrian scale in a way that does not suggest fortification but rather a more subtle, yet clear delineation of the public and institutional realms.

**Panel Action:**

The Panel recommended continued development addressing the comments above.

**Attending:**

Frank Updike - Kennedy Krieger Institute

Chuck Goodman, David Peabody, Juan Cardenas - CR Goodman Associates

Steve Kelly, Jennifer Sauneir - Mahan Rykiel

Ryan Potter – GEJ

Joe Corson – Blue Book

Messrs. Bowden, Rubin, Haresign, Burns, and Ms. Ilieva\* - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Theo Ngongang, Laurie Feinberg – Planning Department